



Currently Available:

1,247 SF / Suite 140

2,039 SF / Suite 160 - formerly CryoFit

For More Information Contact:

Ryder Jeanes

or

Ben Nudelman

rjeanes@cldrealty.com

bnudelman@cldrealty.com

- Signalized intersection on Hwy 71
- Very busy +/- 23,177 SF community retail center
- Very high traffic counts
- Close proximity to Bee Cave Middle School
- Vail Divide connects project directly to Hamilton Pool Rd.
- Convenient ingress/egress with 3 curb-cuts
- Rare 2nd gen restaurant space

TRAFFIC COUNTS :

Hwy 71 - 45,241 VPD
Vail Divide - 2,358 VPD
Hamilton Pool - 18,415 VPD



Population

1 mile	3 mile	5 mile
3,950	26,272	53,570



Daytime

1 mile	3 mile	5 mile
962	15,067	24,929



Avg. HH Income

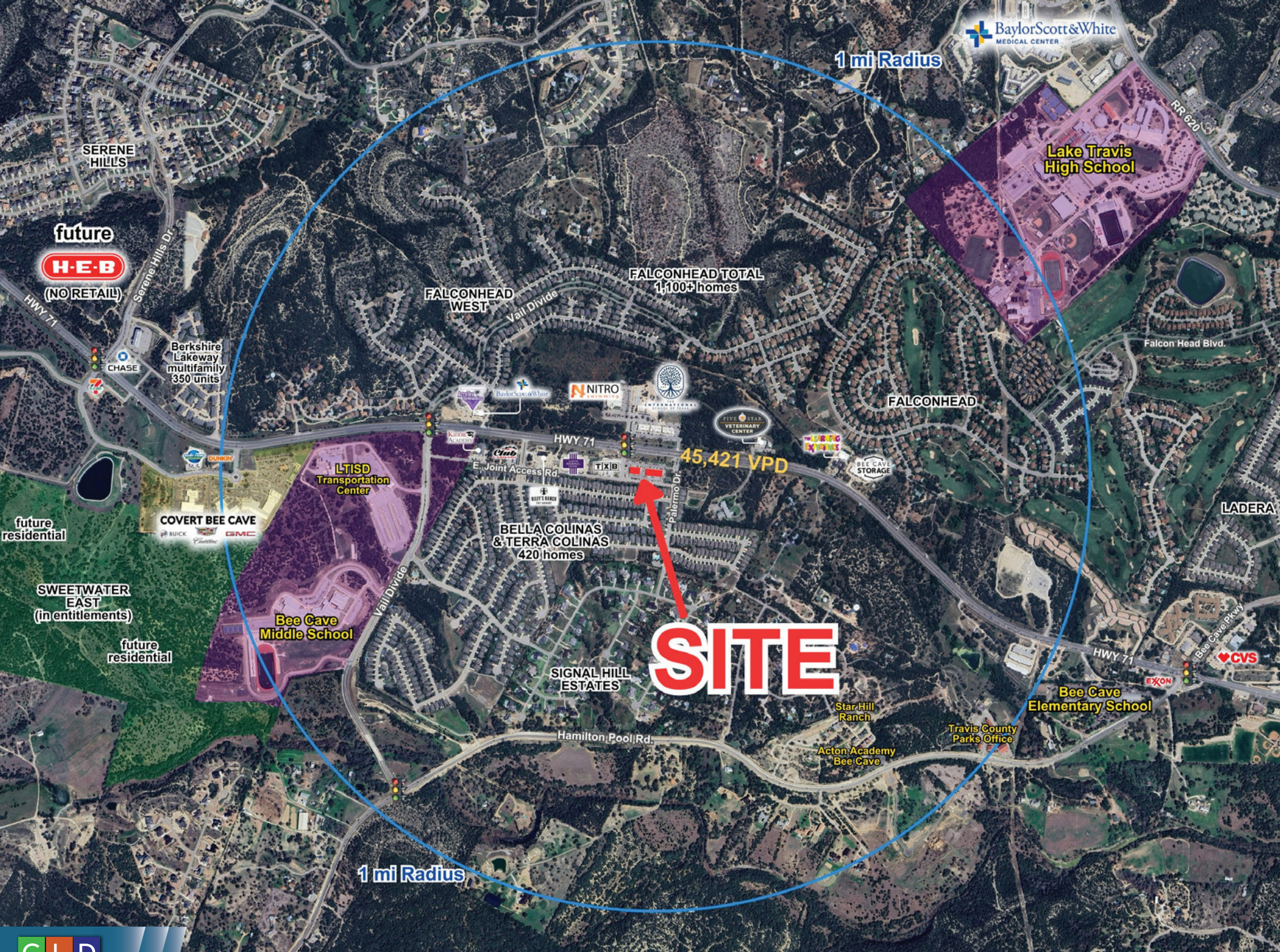
1 mile	3 mile	5 mile
\$197,772	\$221,950	\$225,498





Colinas Crossing, 15511 Hwy. 71., Bee Cave, TX 78738

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Hwy 71
45,421 VPD

STATE HIGHWAY 71
(150' R.O.W.)

NORTH JOINT ACCESS ROAD

PALERMO PLACE

Ste 160
2,039 SF
2nd Gen
retail/service

A One Dumplings
& Noodles

The UPS Store

Summer
Moon
COFFEE

PARAGON
INFUSION CENTER

AUSTIN SKIN

LUXE VISION
CARE + OPTICAL

PIZZA + SALAD
ZZA
NEVER SETTLE

COMFYDENT

PHASE 2
LOT 2
(1.43 ACRES)

PHASE 1
LOT 1
(2.96 ACRES)

Paragon Infusion
Centers
3,497 SF

Deep Roots ATX
Salon
2,018 SF

Austin Skin PLLC
3,128 SF

Luxe Vision Care
2,000 SF

Zza Pizza + Salad
1,450 SF

Suite 160
2,039 SF

Suite 140
1,247 SF

A One Dumplings
& Noodles 1,807 SF

Comfydent Smiles
2,000 SF

The UPS Store
1,600 SF

Chicknic
1,190 SF

Summer Moon
1,600 SF

detention
pond

EAST JOINT ACCESS ROAD

Ste 140
1,247 SF move-in-ready
recently white-boxed

Ste 140
1,247 SF move-in-ready
recently white-boxed

Ste 160
2,039 SF
2nd Gen
retail/service





Information About Brokerage Services



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must

state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<u>Sean Murphy</u>	<u>496649</u>	<u>smurphy@cldrealty.com</u>	<u>512-441-8888</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ben Nudelman</u>	<u>813037</u>	<u>bnudelman@cldrealty.com</u>	
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Phone</u>